

STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS,  
COVENANTS, AGREEMENTS, LIENS, AND CHARGES OF  
WILDCAT

This Declaration made this the 11th day of December, 1995,  
by:

ARVIL COOK DEVELOPMENT COMPANY, LLC,  
Hereinafter termed, "Declarant"

W I T N E S S E T H :

WHEREAS, Declarant is the owner of a certain tract or parcel of land and as is more particularly described on Schedule "A" attached hereto reference to which is made hereby for incorporation herein; and

WHEREAS, it is the desire and intention of Declarant to sell the above described real property and any property annexed hereto by a set of Supplemental Restrictions and to impose upon it mutual beneficial restrictions, conditions, easements, covenants, agreements, liens, and charges under a general plan or scheme of improvement for the benefit of all the said lands and future owners of said lands;

NOW, THEREFORE, Declarant declares that all of the property described above is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the following provisions, restrictions, conditions, easements, covenants, agreements, liens, and charges, all of which are declared and agreed to be in furtherance of a plan for subdivision improvements and sale of said real property and are established and agreed upon for the purpose of enhancing and protecting the value, desirability, and attractiveness of said real property and every part thereof, all of which shall run with the land, be appurtenant thereto and shall be binding on all parties having acquired any part thereof.

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SCHEDULE "A"

A parcel of land lying in Murphy Township, District No. 3, on the waters of Martins Creek and Wildcat Branch, and being a portion of the lands described according to a plat of survey by L.B. Adams, R.L.S., dated October 2, 1991 and described as follows:

BEGINNING at a marked white oak snag and running S 83-42 E 992.61 feet to an iron rod set in pine stump with witnesses, a corner common with Evans (Deed Book 166, Page 233); thence with line common to Evans and Johnson (Deed Book 485, Page 208) S 05-10 W 1015.89 feet to an iron rod set in a chestnut stump on South side of Martins Creek; thence N 82-44 W 587.91 feet to an iron rod set in centerline of unimproved road; thence with centerline of unimproved road the following courses and distances: S 56-15 E 69.31 feet, S 70-09 E 90.03 feet, S 62-41 E 57.51 feet, S 75-01 E 49.44 feet, S 86-37 E 67.46 feet, S 59-14 E 39.02 feet and S 74-58 E 53.54 feet to a point in said road centerline from which a jackhammer bit stands S 20-43 E 23.10 feet; thence with line first with Richards (Deed Book 384, Page 19) then Garrett (Deed Book 171, Page 116) and with old fenceline as follows: S 20-43 E 121.73 feet, S 21-56 E 46.89 feet, N 81-21 E 47.04 feet, S 10-43 E 86.29 feet, S 28-17 W 30.30 feet, S 43-56 W 65.49 feet, S 09-55 W 24.43 feet and S 25-41 E 51.83 feet to an iron rod set; thence S 49-36 W 395.80 feet to an iron rod set; thence running S 53-54 W 797.88 feet to an iron rod set; S 73-41 W 125.59 feet to an iron rod set; N 75-02 W 89.95 feet to an iron rod set; S 05-01 E 232.18 feet to an iron rod set; thence with the centerline of an access road N 70-46 W 102.02 feet to an iron rod set; thence leaving the centerline of said access road and running N 70-46 W 42.50 feet to an iron rod set; thence S 24-27 E 15.07 feet, S 00-55 W 88.11 feet to an iron rod set and S 03-09 W 170.09 feet to an iron rod set in the centerline of an access road; thence N 58-26 W 119.78 feet to an iron rod set; thence continuing with the centerline of said access road the following courses and distances: N 85-56 W 110.91 feet, N 83-42 W 143.45 feet, N 50-21 W 84.75 feet, N 24-30 W 77.64 feet, N 43-12 W 88.77 feet, N 43-12 W 25.43 feet, N 53-46 W 112.23 feet, N 43-08 W 40.68 feet, N 43-08 W 210.23 feet, N 63-00 W 83.51 feet, N 63-36 W 186.47 feet, N 55-01 W 152.45 feet, N 50-25 W 191.37 feet, N 54-33 W 122.16 feet, N 54-33 W 376.15 feet and N 54-33 W 229.87 feet and N 04-58 W 40.89 feet; thence leaving said access road centerline and running N 51-22 W 400 feet, N 08-32 E 1469.96 feet and S 83-42 E 2500.00 feet to the BEGINNING.

BEING a portion of the lands described in a Deed dated March 15, 1995 and filed for record in Deed Book 732, Page 206, Cherokee County, North Carolina Registry.

## I. DEFINITIONS.

The following terms as used in this Declaration and Supplemental Declaration of Restrictions are defined as follows:

- (a) "Articles" means the Articles of Incorporation of the Association.
- (b) "Association" shall mean or refer to Wildcat Homeowners Association.
- (c) "Board" means the Board of Directors of the Association.
- (d) "Bylaws" means the Bylaws of the Association.
- (e) "Declarant" means Arvil Cook Development Company, LLC or its successors and/or assigns.
- (f) "Declaration" means this Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges, and any amendments thereto.
- (g) "Developer" means Arvil Cook Development Company, LLC, or its successors and/or assigns.
- (h) "Development" means all real property situate in Cherokee County, North Carolina, in the aforementioned plat of survey and all other property which may be annexed thereto as provided herein.
- (i) "Owner" means any person, firm, corporation, trust or other legal entity, including Developer, who holds fee simple title to any lot.
- (j) "Supplemental Declaration" means any Declaration filed for record in Cherokee County, North Carolina, subsequent to the filing of record of this document; or in the event of real property being annexed to the Development, the recorded Supplemental Declaration which incorporates the provisions of this Declaration therein by reference. In either event, the Supplemental Declaration shall include a description of the real property in the Development subject to the provisions of this Declaration and shall designate the permitted uses of such property.
- (k) "Improvements" means all buildings, out-buildings, streets, roads, driveways, parking areas, fences and retaining walls and other walls, poles, antennae, and other structures of any type or kind.
- (l) "Lot" means any numbered or unnumbered lot or parcel of land within the Development as shown on a registered plat of survey.

## II. PRINCIPAL USES

This Declaration shall designate the principal uses of lots which are more particularly described on the aforementioned plat of survey, which are made subject to this Declaration. If a use other than that set out herein is designated, the provisions relating to permissible uses may be set forth in a Supplemental Declaration. The provisions for residential use of a lot are set forth below:

### Residential Dwelling

Except that as to those areas which may be designated on a plat or otherwise for a common enjoyment and use by all lot owners, lots in the subdivision shall be used for single family dwelling purposes.

### Satellite Dishes

Satellite dishes must be 36 inches in diameter or less.

### Minimum Use

No residence shall be permitted on lots containing less than 1,400 square feet of heated floor space excluding basements and garages.

Necessary parking shall be provided by each individual lot owner in a manner that will not obstruct road traffic.

### Temporary Structures and Vehicles

Except as expressly provided herein, no house, trailer, mobile home, modular home, camper, tent, commercial vehicles, travel trailer, and/or other temporary type residence shall be placed or located upon any lot; provided, that an owner or building contractor may reside in a travel trailer as temporary shelter during the period of construction of any residential dwelling on the lot. Temporary shelter placed and maintained during a period of construction may be utilized for residential purposes and for supervision of the construction project for a period not to exceed one (1) year from the date of commencement of construction.

Upon completion of construction of a residential dwelling, an owner may park any travel trailer(s) or camper upon said lot for storage purposes and not for residential purposes.

### Residential Dwellings - Permissible Materials

No bare masonry walls shall be allowed. However, stucco masonry walls, brick, and rock will be permissible.

### Construction Material Storage

All construction material placed upon any lot shall be assimilated so as not to interfere with the use and enjoyment of appurtenant lots thereto.

### Septic Tanks

Prior to the occupancy of any residence on any lot, a proper and suitable septic tank and accompanying system shall be installed on such parcel for the disposal and treatment of all sewage. No sewage shall be emptied or discharged into any marsh, stream, or ravine, or upon the surface of the ground. No sewage disposal system shall be permitted or used on any lot unless said system is located, constructed and maintained in accordance with the requirements, standards, and recommendations of the appropriate public health authority, and approval of said system shall be obtained from said authority prior to occupancy of any dwelling on any lot.

### Maintenance of Lots

It shall be the responsibility of each owner to prevent the development of any unclean, unsightly, or unkempt condition(s) of building or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or of the specific area. Excavation and landscaping of a lot shall conform to approved practices of the appropriate county or state agency having jurisdiction over such matters.

In the event of failure of owner to maintain the lot and/or the improvements thereon in good conditions the Association may make such repairs and perform such maintenance as may be necessary for the general benefit of the remaining owners. The cost thereof shall be assessed against the owner and such assessment shall be enforced as other liens herein provided.

### Animals

No livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, and other household pets are permitted so long as they are kept within the lot boundary lines and not raised for commercial purposes.

### Dangerous Substances

Owner shall not store or permit to be stored any toxic chemicals, wastes, or pesticides on any lot.

In the event that an owner temporarily terminates construction of a residential building on or before the requisite one (1) year construction period as herein provided, all small building materials must be stored inside the structure and all large materials must be covered beside and behind the structure during this period of time.

#### Junk Cars and Appliances

No unlicensed, unused, discarded, or salvaged motor vehicle or any part thereof and no unusable or salvaged household appliances, or parts thereof, shall be placed or left anywhere on any lot outside of any enclosed building or on the right-of-way of any subdivision road.

#### No Nuisances

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. All lots shall be kept free of accumulations of brush, trash, junk building materials, inoperable automobiles and vehicles or other unsightly things. After fourteen (14) days written notice to the owner, sent to the address contained in the list maintained by the Association, the Association reserves the right of entry for the purpose of clearing away any such violations, assessing the cost thereof against the owner and such assessments shall be enforceable against the owner as other liens herein provided for. The Developer shall not be required to comply with these provisions by anyone until all development work has been completed and the common properties, if any, deeded to the Association.

#### Refuse Disposal and Concealment of Fuel

##### Storage Tanks Trash Receptacles

Owners shall enclose any fuel storage tank on any lot so as to render it invisible from any street, adjoining water, or other common area, if any, within the subdivision.

Owners shall not allow accumulation of refuse or garbage on any lot except in a concealed receptacle.

#### Lot Subdivision

No lot, or combination of lots, shall be further subdivided by any person, other than the Developer, which will result in any subdivided lot containing less than 1.00 acres, nor shall any boundary lines of a lot, or a combination of lots, be altered by any person, other than the Developer, if the effect of such subdividing or alteration shall result in any of the altered lots having less than 1.00 acres, unless the subdivided portion containing less than 1.00 acres be merged with another lot. Provided, however, that an entire lot may be conveyed at the same time to two (2) or more adjoining lot owners, with each of the grantees receiving a portion of the lot, so that the lot so conveyed ceases to exist as a separate lot. Where portions of a lot are conveyed to one or more adjoining lot owners for the purpose of merging such portion of that lot with an existing lot, each portion so conveyed shall not be deemed a separate lot and building site, but shall be considered an addition to the lot of the acquiring land owner.

#### Setback Restrictions

With regard to setback lines, no residence or other building shall be constructed closer than 10 feet from any interior lot boundary line.

#### Storage Buildings

All outside storage buildings must conform to the standards of the subdivision.

### III. RIGHTS-OF-WAY AND EASEMENTS

The Declarant reserves unto itself, its successors, and assigns a perpetual, alienable, releasable, and non-exclusive road and utility right-of-way for purposes of ingress, egress, regress and utilities over, on, and across all roadways, whether existing or not, shown on any recorded plat of said subdivision for the benefit of properties now owned or hereafter acquired by Declarant. Declarant further reserves the right to grant said right-of-way unto additional properties owned by third parties in its sole discretion. Unless otherwise shown on a conveyance or plat, said road and utility right-of-way shall be forty-five (45) feet in

width, twenty two and one-half (22-1/2) feet on either side of the centerline of the roadway.

Said road and utility rights-of-way are for the benefit, use and enjoyment of the owners and their heirs, successors, and assigns, and every conveyance of the lands herein restricted shall be deemed to be subject to said easements while conveying to the Grantee under said conveyance a similar right appurtenant to his lands to the benefit, use, and enjoyment of said easements in common with the undersigned Declarant, its successors, and assigns, said road and utility right-of-way and easement to provide access to the State maintained road and well lots.

IV. PROPERTY OWNERS ASSOCIATION

Membership Covenant

All owners of lots in this subdivision shall become members of the Association upon the execution, delivery, and recordation of a deed of conveyance of title to any lot or lots at the office of the Register of Deeds of Cherokee County.

Each owner of a lot subject to these covenants and restrictions shall maintain one (1) membership per lot. All lot owners shall abide by the Bylaws of the Association as may be amended from time to time and further agree to pay to the Association an annual maintenance charge as hereinafter set forth.

Assessments

SECTION ONE

Purpose for Assessments. The Developer and its successors in interest, including the Association as herein provided shall, pursuant to these Declarations, have the power to levy assessments as herein provided for the purpose of financing the operations of the Association and maintaining roads, wells, the water system and other improvements for services within or for the benefit of subdivision lots, including roads, water and/or utility easements of the subdivision in accordance with the formula herein set forth.

SECTION TWO

Creation of Lien and Personal Obligation for Assessments.

Each lot is and shall be subject to a lien and permanent charge in favor of the Developer or the Association in the event of transfer



by the Developer to the Association of any and all rights and responsibilities it has under and pursuant to the terms of this indenture for the annual and special assessments set forth in Section Two and Three of this Article IV. Each assessment, together with interest thereon and cost of collection thereof as hereinafter provided, shall be a permanent charge and continuing lien upon the lot or lots against which it relates and shall also be the joint and several personal obligation of each lot owner at the time the assessment becomes due and payable and upon such owner's successor in title if unpaid on the date of the conveyance of the lot. Each and every owner covenants to pay such amounts to the Association when the same shall become due and payable. The purchaser of a lot at a judicial or foreclosure sale shall be liable only for the assessments due and payable after the date of such sale.

### SECTION THREE

Annual Assessments. No later than December 1 of each calendar year the Developer or the Association, as assignee of any and all rights and responsibilities of Developer, shall establish the annual assessments based upon the following considerations: (1) the cash reserve, if any, on account with a lending institution as created for the benefit of the lots of the subdivision; (2) the expenditures devoted to the benefit of the subdivision lots during the immediately preceding twelve (12) month period; and (3) the projected annual rate of inflation for the forthcoming year foreseeable for the county in which the land subject hereto is situate as determined by review of information available to any person, firm, or corporation by any governmental agency, lending institution or private enterprise which provides such statistical data upon request; provided that in any event the minimum annual assessment for each lot shall not exceed Three Hundred Thirty Dollars (\$330.00) per year until the Developer transfers the collection of assessments over to the Homeowners Association as herein provided.

Developer, or the Association as assignee of the Developer, as herein provided, shall give written notice to each owner of each

lot the annual assessment fixed against each respective lot for such immediately succeeding calendar year.

The annual assessments levied by the Developer or the Association as herein provided shall be collected by Developer or the Treasurer of the Association as provided in Section Five of this Article IV.

The annual assessments shall not be used to pay for the following expenses.

- (a) Casualty insurance of individual owners for their lots and improvements thereon or for their possessions within any improvement thereon, any liability insurance of such owner insuring themselves and their families individually, which insurance coverage shall be the sole responsibility of the owner(s);
- (b) Telephone, gas, sewer, cable television, or electrical utility charges for each lot which expense shall be the sole responsibility of each respective lot owner; and
- (c) Ad valorem taxes for any lot, improvement thereon, or personal property owned by owner of any lot.

#### SECTION FOUR

Special Assessments. In addition to annual assessments, the Developer, or the Association as assignee of the Developer as herein provided, may levy in any calendar year, special assessments for the purpose of supplementing the annual assessments if the same are inadequate to pay expenses and for the purpose of defraying in whole or in part the cost of any construction or reconstruction, repair or replacement of improvements on any lot or appurtenances thereto; provided, however, that any such special assessment by the Association shall have the assent of the majority of the votes represented, in person or proxy, at a meeting at which a quorum is present, duly called for the express purpose of approving such expenditure(s), written notice of which shall be sent to all lot owners not less than ten (10) days nor more than sixty (60) days in advance of such meeting, which notice shall set forth the purpose of the meeting. Any special assessments shall be fixed against the specific lot or lots for which an expenditure is appropriated. The period of the assessment and manner of payment shall be determined by the Board of Directors of the Association.

## SECTION FIVE

Date of Commencement of Annual Assessments - Due Dates.

Assessments are due in annual installments on or before January 1 of each calendar year, or in such other reasonable manner as the Developer or the Board of Directors of the Association as designee of the Developer by and through its Treasurer shall designate.

The annual assessment(s) provided for in this Article IV shall, as to each lot, commence upon either the execution and delivery of or the recordation of a deed of conveyance, whichever in time first occurs ("commencement date".)

The first annual installment for each such lot shall be an amount (rounding the sum to the nearest whole dollar) equal to the annual payment by the number of days in the current annual payment period divided by the number of days in the current annual payment period and multiplied by the number of days then remaining in such annual payment period.

The Developer, or the Association as assignee of Developer, shall upon demand at any time, furnish any lot owner liable for any such assessment a certificate in writing setting forth whether the same has been paid. A reasonable charge may be made for the issuance of any certificate. Such certificate shall be conclusive evidence of any payment of any assessment therein stated to have been paid.

## SECTION SIX

Effect of Non-payment of Assessments, the Personal Obligation of the Owner; the Lien; Remedies of Developer and/or its Assignees, including the Association. If an assessment is not paid on the date when due as hereinabove provided, then such assessment, together with any interest thereon and any cost of collection, including attorney fees as hereinafter provided, shall be a charge and continuing lien on the respective lot to which it relates and shall bind such property in the hands of the owner, his heirs, legal representatives, successors, and assigns for payment thereof. The personal obligation of the then owner to pay such assessment and related costs shall remain his personal obligation and if his successor in title assumes this personal obligation, such prior

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owner shall nevertheless remain as fully obligated as before to pay the Developer or its assignee any and all amounts which said lot owner was obligated to pay immediately preceding the transfer of title thereto; and such prior lot owner and his successor in title who may assume such liability shall be jointly and severally liable with respect thereto, notwithstanding any agreement between such lot owner and his successor in title creating the relationship of principal and surety as between themselves other than one by virtue of which such prior lot owner and his successor in title would be jointly and severally liable to make any lot assessment payment.

Any such assessment not paid by the 15th day of March as herein set forth within which such assessment is due, shall bear interest at the rate of eight (8%) percent per annum from such date (delinquency date) and shall be payable in addition to the basic assessment amount then due and payable.

The Developer or its assigns, including the Association, may institute legal action against any owner personally obligated to pay any assessment or foreclose its lien against any lot to which it relates or pursue either such course at the same time or successively. In such event the Developer or its assigns, including the Association, shall be entitled to recover attorney's fees actually incurred but not exceeding fifteen (15%) percent of the amount of the delinquent assessment and any and all other costs of collection, including, but not limited to, court costs.

By the acceptance by owner of a deed or other conveyance for a lot in the subdivision, vests the Developer or its assigns, including the Association as herein provided, the right and power to institute all actions against him personally for the collection of such charges as a debt and to foreclose the aforesaid lien in appropriate proceeding at law or in equity.

The Developer and its assigns, including the Association as herein provided, shall have the power to bid on any lot at any foreclosure sale and to require, hold, lease, mortgage, and convey any lot purchased in connection therewith.

No owner shall be relieved from liability from any assessment provided for herein by abandonment of his lot or lots.

## SECTION SEVEN

Subordination of the Charges and Liens to Deeds of Trust Secured by Promissory Notes. The lien and permanent charge for the annual and any special assessment together with interest thereon and any costs of collection) authorized herein with respect to any lot is hereby made subordinate to the lien of any deed of trust placed on any lot if, but only if, all assessments with respect to any such lot having a due date on or prior to the date of such deed of trust is filed for record have been paid in full. The lien and permanent charge hereby subordinated is only such lien and charge as relates to assessments authorized hereunder having a due date subsequent to the date such lien of deed of trust is filed for record prior to the satisfaction, cancellation or foreclosure of such lien of deed of trust or sale or transfer of any mortgaged lot pursuant to any proceeding in lieu of foreclosure or the sale under power contained in any deed of trust.

- (a) Such subordination procedure is merely a subordination and not to relieve any lot owner of the mortgaged property of his personal obligation to pay all assessments coming due at a time when he is a lot owner; shall not relieve such property from the lien and permanent charge provided for herein (except as to the extent the subordinated lien and permanent charge is extinguished as a result of such subordination or against the beneficiary of the lien of a deed of trust or his assignees or transferee by foreclosure or by sale or transfer in any proceeding in lieu of foreclosure or by power of sale); and no sale or transfer for such property to the beneficiary of the lien of any deed of trust or to any other person pursuant to a foreclosures sale, or pursuant to any other proceeding in lieu of foreclosure, or pursuant to a sale under power, shall relieve any existing or previous owner of such lot of any personal obligation, or relieve any subsequent lot owner from liability for any assessment coming due after such sale or transfer of title to a subdivision lot.
- (b) Notwithstanding the foregoing provision, the Developer or its assigns, including the Association as herein provided may, in writing at any time, whether before or after any lien of deed of trust is placed upon a subdivision lot, waive, relinquish or quitclaim in whole or in part the right of Developer or its assigns, including the Association as herein provided, to any assessment provided for hereunder with respect to such lot coming due during the period while such property is or may be held by any beneficiary of the lien of any deed of trust pursuant to the said sale or transfer.

## SECTION EIGHT

Exempt Property. Each lot shall be exempt until the execution and delivery of a deed from the Developer, its successors and/or assigns in interest to an owner making the lot conveyed subject to

these Declarations.

Except as expressly provided in this Section Eight, no lot shall be exempt from assessments.

V. REMEDIES FOR VIOLATIONS, AMENDMENTS  
TERMS, AND MISCELLANEOUS PROVISIONS

Enforcement

These Covenants, Restrictions, Easements, Reservations, Terms, and Conditions shall run with the land and shall be binding on all parties and all persons claiming under them.

Enforcement of these Covenants, Restrictions, Easements, Reservations, Terms, and Conditions may be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Either the undersigned Developer, or any successor in title to the undersigned Developer, or any owner of any property affected hereby may institute such proceedings.

Amendment

These Covenants, Restrictions, Easements, Reservations, Terms and Conditions may be altered, amended, or repealed at any time by filing in the office of the Register of Deeds of Cherokee County, North Carolina, an instrument setting forth such annulment, amendment or modification, executed by either the Developer or its assigns and/or successors in interest any time during which it owns of record lots in the Development subject to this Declaration or Declarant is an owner of adjacent properties which it intends or has intention to subdivide or, in the alternative, by the owner or owners of record as set forth on the records in the office of the Register of Deeds of Cherokee County, North Carolina at any time of the filing of such instruments by consent in writing of seventy-five (75%) percent of the owners of lots subject to these restrictions.

Invalidation

Invalidation of any one of the provisions of this instrument by a Judgment or Order of a court of competent jurisdiction shall in no wise affect the validity of any of the other provisions which shall remain in full force and effect.

Developer's Obligation(s)

In this instrument, certain easements and reservations of rights have been made in favor of the undersigned Developer. It is not the intention of the undersigned Developer in making these reservations and easements to create any positive obligations on the undersigned Developer insofar as building or maintaining roads, water systems, sewage systems, furnishing garbage disposal, beginning and prosecuting a lawsuit to enforce the provisions of this instrument, or of removing people, animals, plants, or things that become offensive and violate this instrument. Where a positive obligation is not specifically set forth herein, none shall be interpreted as existing as it relates to the Developer.

Term

The provisions of this Declaration shall run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these Covenants are filed for record at the office of the Register of Deeds of Cherokee County, North Carolina at which time said Covenants shall be automatically extended for successive periods of ten (10) years unless prior to the beginning of such ten (10) year period an instrument signed by the then owner(s) of seventy-five (75%) percent of lots subject to this Declaration agreeing to terminate, amend, or modify these Restrictions shall have been recorded in the office of the Register of Deeds of Cherokee County, North Carolina.

Governmental Regulations

The property herein described and lots subdivided therefrom, in addition to being subject to this Declaration, are conveyed subject to all present and future rules, regulations, and resolutions of the County of Cherokee, State of North Carolina, if any, relative to zoning and the construction and erection of any buildings or other improvements thereon.

Notices

Any notice required to be sent to any member or owner under the provisions of the Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of

the person who appears as a member or owner of record(s) of the Association at the time of such mailing.

Assignment

The Developer may assign any and all rights and responsibilities it has under the terms of this Declaration to the Property Owner's Association.

Supplemental Declarations and Annexation

Developer reserves the right to annex additional properties to the terms and conditions of these restrictions by the recordation of a Supplemental Declaration subjecting said properties to these Declarations.

IN WITNESS WHEREOF, the Declarant has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE  
Each of the following names, or nicknames, namely of  
Noland W. Smith  
a Notary Public in and for the State of North Carolina, do hereby certify that this instrument was duly executed on this 11 day of Dec, 1995 at 5:02 o'clock PM of said year.  
RALPH A. REEVES, Notary Public  
BY Aphane Lockery  
DEPUTY/ASSISTANT

ARVIL COOK DEVELOPMENT COMPANY, LLC  
By: Arvil Cook (SEAL)  
ARVIL COOK, Manager  
By: Carol Ann Cook (SEAL)  
CAROL ANN COOK, Manager  
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STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

I Noland W. Smith, a Notary Public of said state and county, do hereby certify that ARVIL COOK and CAROL ANN COOK, Managers of Arvil Cook Development Company, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 11 day of December, 1995.  
My Commission expires: 6-1-96  
[Signature]  
Notary Public



STATE OF NORTH CAROLINA

COUNTY OF CHEROKEE

Each of the foregoing certificates, namely of Noland W. Smith  
a Notary or Notaries Public of the States and Counties designated,  
duly attested by Notarial Seal, is certified to be correct.

This 11 day of Dec, 1995.

By: Daphne Dockery, Asst. Ralph A. Hysheart  
Register of Deeds  
Cherokee County, North Carolina

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Filed for registration on the 11 day of Dec  
1995, at 5:02 o'clock    .m., and registered in the Office of  
the Register of Deeds for Cherokee County, North Carolina, in Book  
751, Page 142.

By: Daphne Dockery, Asst. Ralph A. Hysheart  
Register of Deeds  
Cherokee County, North Carolina

STATE OF NORTH CAROLINA

COUNTY OF CHEROKEE

FIRST DECLARATION OF AMENDMENT TO THE DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS, AND CHARGES OF WILDCAT

This Declaration of Amendment made and entered into this 9th day of August, 1996 by:

ARVIL COOK DEVELOPMENT COMPANY, LLC, hereinafter termed "Declarant"

WITNESSETH:

WHEREAS, Declarant entered into a certain Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges of Wildcat as recorded in Deed Book 751, Page 142, Cherokee County, North Carolina Registry, reference to which is made hereby for incorporation herein; and

WHEREAS, said instrument provides for amendment by Declarant; and

WHEREAS, Declarant desires to amend and impose additional burdens upon the lands covered by said instrument;

NOW, THEREFORE, Declarant declares that the following additional burdens shall be imposed upon the lands governed by said instrument:

ROOFS

No metal roofs will be allowed.

ARCHITECTURAL PLANS

All residential structures shall be based upon plans approved by the Developer.

IN WITNESS WHEREOF, the Declarant has hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or if a limited liability company has caused the Managers of the company to sign in their capacity the day and year first above written.

ARVIL COOK DEVELOPMENT COMPANY, LLC By: [Signature] (SEAL) ARVIL COOK, Manager

By: [Signature] (SEAL) CAROL ANN COOK, Manager

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STATE OF NORTH CAROLINA

COUNTY OF CHEROKEE

I Noland W Smith, a Notary Public of said state and county, do hereby certify that ARVIL COOK and CAROL ANN COOK, Managers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 25 day of September, 1996.

My Commission expires:

5-31-2001

Noland W Smith  
Notary Public

NP Seal

STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

Each of the foregoing certificate, or certificates, namely of

Noland W Smith

a Notary or Notaries Public of the County and State designat-

ed is certified to be correct and filed for registration on

the 26 day of Sept 19 96 in book 776

at page 144 at 1:17 O'Clock PM

RALPH A. KEPIHART, REGISTER OF DEEDS

BY Daphne Dockery  
DEPUTY ASSISTANT

STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

Wildcat  
New

DECLARATION OF ANNEXATION AND AMENDMENT TO  
THE DECLARATION OF THE RESTRICTIONS, CONDITIONS,  
EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES OF WILDCAT

This Declaration of Annexation and Amendment made and entered  
into this the 27th day of January, 1999 by:

ARVIL COOK DEVELOPMENT COMPANY, LLC,  
Hereinafter Termed "Declarant"

WITNESSETH:

WHEREAS, Declarant executed a certain Declaration of  
Restrictions, Conditions, Easements, Covenants, Agreements, Liens  
and Charges of Wildcat as recorded in Deed Book 751, Page 142, as  
amended in Deed Book 776, Page 144, Cherokee County, North Carolina  
Registry reference to which is made hereby for incorporation  
herein; and

WHEREAS said instrument provides for annexation of additional  
properties and amendment by Declarant under the terms of said  
Agreement; and

WHEREAS, Declarant is now the owner of Lots 64 through 91,  
Wildcat as shown on various plats of survey by Adams Surveying,  
L.B. Adams, R.L.S. reference to which is made hereby for  
incorporation herein; and

WHEREAS it is the desire and intention of Declarant to annex  
said properties as hereinabove referenced and any lands which are  
by deed or in writing will specifically refer to this instrument as  
governing said properties under the terms and conditions of the  
Declaration of Restrictions, Conditions, Easements, Covenants,  
Agreements, Liens and Charges of Wildcat so that said property will  
come under a general plan or scheme of improvement for the benefit  
of all the lands referred to in the original Declaration and the  
herein referenced property and Declarant desires to amend the  
original Restrictions as hereinafter provided;

NOW, THEREFORE, Declarant declares the property above referred  
to shall be held, conveyed, hypothecated, encumbered, leased,

rented, used, occupied and improved, subject to the provisions as contained in that certain instrument being the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges of Wildcat as amended in Deed Book 776, Page 144 and as further amended as hereinafter set forth, all of which are declared and agreed to be in furtherance of a plan for subdivision improvements and sale of said real property and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of said property and every part thereof, all of which shall run with the land, be appurtenant thereto, and shall be binding on all parties having acquired any part thereof with the following amendments:

Roofs

Metal roofs will be allowed.

Carports

Open carports will be allowed.

IN WITNESS WHEREOF, the Declarant has hereunto set their hands and seals, or if corporate have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of the Board of Directors or if a Limited Liability Company has caused the Managers of the Company to sign in their capacity the day and year first above written.

ARVIL COOK DEVELOPMENT COMPANY, LLC  
By: Arvil Cook (SEAL)  
ARVIL COOK, Manager  
By: Carol Ann Cook (SEAL)  
CAROL ANN COOK, Manager

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I, NOLAND W. SMITH, a Notary Public of said State of North Carolina and Cherokee County, do hereby certify that ARVIL COOK and CAROL ANN COOK, Managers of ARVIL COOK DEVELOPMENT COMPANY, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 16 day of March, 1999.

My Commission expires:

5-31-2001

Noland W. Smith  
Notary Public